



Zoning Ordinance Update Downtown Districts, Infill Development Options & Home Occupations

Public Workshop, May 20, 2010

Land Use - Impact - Form

Balanced Emphasis Leads to More Predictable Results

Land Use

Impact

Form

Goal of Proposed Draft – Equalized Emphasis

Today's Discussion

- Downtown Districts
- Mixed Use & Transit Mixed Use Districts
- Home Occupations
- Rewritten Infill Development District
- Development Incentive Districts (DIPs)
- Substantial Conformance Improvement Permits (SCIPs)
- Schedule of Focused Topic Workshops
- Schedule of Council District Workshops
- Schedule of Advisory Board Meetings/Hearings

Downtown Districts

- DC – Downtown Core
- DB – Downtown Business
 - DB-1: Mixed Use – Retail, Office, Multi Residence
 - DB-2: Mixed Use – Retail, General “Open” Commercial & Light Industrial Activity
- DR – Downtown Residence
 - DR-1: Single Residence
 - DR-2: Lower Density Multiple & Single Residence
 - DR-3: Medium and Higher Density Multiple Residence

Downtown Core - DC

- Plan based district
- Mixed-Use: Office, Retail, Multiple Residence
- Entertainment Focus:
 - Restaurants, Bars, Nightclubs
 - Prohibition of Churches
- Pedestrian Orientation
- Will Allow Auto-Oriented uses with Use Permits

Downtown Business - DB

- **DB-1**

- Office, Retail, Multiple Residence
- Limits most auto-oriented uses
- Permits up to 40 dwellings per acre
- Prohibits detached single residence

- **DB-2**

- Open Commercial & Light Industrial
- Permits several auto-oriented uses
- Allows light manufacturing, Warehousing

Downtown Residence - DR

- **DR-1**

- Single Residence – 6,000 sf min lot area
 - Differing Setbacks depend on #of stories

- **DR-2**

- Single & Multiple Residence – 6,000 sf min
- 11,000 sf – 2 du, 15,000 sf - 3 du, 18,000 sf – 4+ du

- **DR-3**

- Single & Multiple residence – 6,000 sf min
- 7,000/2 du; 11,000/3 du; 15,000/4 du; 18,000/5 du
- Permits Office Uses w/ SUP

Mixed-Use: MX

- Commercial Use District w/ By-right Multiple Residence
- “Urban” Orientation: Face Street
- Minimum & Maximum Density: 15 and 25
- Form Standards: Urban or Pedestrian Activity
- Closer, Narrower, Higher Building Forms
- Build-to Lines

Transit Mixed Use: TMX



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Transit Mixed Use: TMX

TMX – 1:

- Zero to 1/8 mile radius from Station Area
- Min Density: 30 du/ac - Residential Only
- No Max Density
- Min Stories: 3; Max Stories: 6
- 75% of Building front on Build-to Line
- Street Front Orientation
- Ground Floor Transparency reqs

Transit Mixed Use: TMX

TMX-2:

- 1/8 mile to 1/4 mile radius from Station Area
- Min Density: 15 du/ac - Residential Only
- No Max Density
- Min Stories: 2; Max Stories: 5
- 65% of Building front on Build-to Line
- Street Front Orientation
- Ground Floor Transparency reqs

Home Occupations (present)

- Is clearly incidental to a residence use;
- Is subordinate to the purpose of the residence use;
- Contributes to the comfort, convenience, or necessity of occupants in the residence use;
- Is located on the same lot or parcel as the residence use served;
- Includes swimming lessons, babysitting, and fine arts instruction, each for 5 or fewer persons;
- Includes door-to-door & telephone solicitation,

Home Occupations (added)

- Includes uses and activities conducted entirely indoors without negatively impacting the residential character of the neighborhood;
- Excludes on-site exchange of sold or bartered goods (exceptions made for occasional and infrequent exchanges), on-site vehicle repair as a commercial use, commercial warehousing or storage – indoor or outdoor, non-resident employees working in the home, or manufacturing of products using hazardous materials or equipment not typically found in household settings.

Infill Development District (ID)

Specific Purpose of Each ID District:

- ID-1
 - Provide special consideration for smaller sites of less than 5-acres
- ID-2
 - Provide more wide ranging options for sites greater than 2.5 acres

Infill Development District (ID)

Applicability Standards (3 or more needed):

(Based on ARS 9-499.10)

- High Percentage of:
 - Vacant or Underused Buildings
 - Vacant or Underused Lots
 - Obsolete Land Uses, or Contaminated Sites
 - Nuisances
- Absence of Development or Investment
- High Occurrence of Crime
- Decline in Populations

Infill Development District (ID)

ID-1

- Based on Existing Zoning District
- Request Modifications to any Development Std.
- Includes Zoning, Engineering, Off-sites

ID-2

- A bit more needed in up front submittals
- Write own zoning reqs, or Base on City Code
- Request Modifications or Write New Std.
- Includes Zoning, Engineering, Off-sites

Infill Development District (ID)

Foundational Premise:

- ID-1: Less “Planning” Work Up Front
- ID-2: Based On Planned Community District Idea – “Plan is Code”
- Smaller Sites Typically Can Be Classified Using Existing Zoning Districts
- Zoning & Off-site Standards Negotiated Simultaneously, Other Incentives Considered
- “Best Fit” for site, based on context
- On-site and Off-site Presented as Package

Infill Development District (ID)

- **Incentives Available:**
 - Choice of Land Use Options
 - Negotiate On-site and Off-site Development Standards “as Package”
 - Potential Streamlining of Plan Reviews
 - Potential Partnering of Off-site Improvements
- **Benefits**
 - Maximize Use of Underutilized & Vacant Sites
 - Use of Existing Infrastructure
 - Re/Investment in Existing Neighborhoods
 - Minimize Sprawl

Infill Development District (ID)

- Evaluation Criteria for Off-site Improvements
 - Will result in an **adequate level of service** for health, safety and welfare to the General public; (Contrasts with “equivalent”)
 - Will result in improvements that are **adequate** and meet the City's needs;
 - Furthers the purposes of the ID District; and
 - Is not contrary to the public interest.

Development Incentive Permits (DIPs)

Qualifications

- Does not exceed 2.5 net acres, & current configuration for more than ten (10) years; OR
- Does not exceed 5 net acres and assembles contiguous parcels,
- existing utility distribution facilities; and
- Is surrounded by properties within a twelve hundred foot (1,200') radius in which:
 - The total developable land area is not more than twenty-five percent (25%) vacant; and
 - Greater than fifty percent (50%) of the total number of lots or parcels have been developed fifteen (15) or more years ago.

Development Incentive Permits (DIPs)

- **CAN MODIFY**

- Building Setbacks
- On-site Parking
- Right-of-Way Dedication

Landscaping Design

Building Height

Other Zoning Dev regs

- **CANNOT MODIFY**

- Engineering standards
- Fire Code requirements
- Building Code
- Sign Ordinance

Development Incentive Permits (DIPs)

- **Review Criteria**

- Consistent with the General Plan, specific area plans, and permitted uses specified in the Zoning Ordinance;
- Development is commensurate with existing development;
- Necessary to accommodate the proposed development; and
- The project's design, construction and landscape materials, meet the intent of the Design Guidelines

Substantial Conformance Improvement Permits (SCIPs)

- **Purpose:**

- Encourage improvements and reinvestment into existing developed sites without requiring the demolition of buildings or the loss of required parking spaces and circulation aisles, nor the diminution of storm-water retention.

- **Criteria:**

- Improvements reflect the greatest possible degree of compliance for each specific requirement prescribed in the Zoning Ordinance

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Public Workshop Schedule

Remaining Topic Workshops

- May 20 Thursday
Downtown and Infill
- May 25 Tuesday
**Single Residence, RSL (Residential Small Lot),
Planned Area Developments &
Planned Community Districts**

General Topic Public Workshops

- June 1 Tuesday
Superstition Community Room (CD-6)
- June 10 Thursday
Fire Station 216 Community Room (CD-5)
- June 14 Monday
Fire Station 206 Community Room (CD-2)
- June 15 Tuesday
Fire Station 218 Community Room (CD-1)
- June 29 Tuesday
Fire Station 202 Community Room (CD-4)
- June 30 Wed La Casita – Dobson Ranch (CD-3)

Board/Hearing Schedule

- **Design Review Board**
 - *June 2: Recommendations – Part 1*
 - *July 7: Recommendations – Part 2*
- **Economic Development Advisory Board**
 - May 4: General Overview/Change Summary
- **Planning & Zoning Board**
 - April 21: Employment Uses, Infill, Miscellaneous
 - May 19: Telecom; Parking & Landscaping
 - June 16: Public Hearing – Public Comments
 - *July 21: Public Hearing – Comments*
 - *August 18: Public Hearing - Recommendation*